The Lake County Zoning Board will hold a public hearing at 9:00 a.m. on Wednesday, January 7, 2009, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezonings, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, January 27, 2009, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida.

**BOARD OF COUNTY COMMISSIONERS MEMBERS:**

Ms. Jennifer Hill, Vice-Chairman
Ms. Elaine Renick
Mr. Jimmy Conner
Ms. Linda Stewart
Mr. Welton G. Cadwell, Chairman

<table>
<thead>
<tr>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
</tbody>
</table>

**ZONING BOARD MEMBERS**

Mr. Timothy Morris, Vice-Chairman
Mr. Scott Blankenship
Mr. James Gardner, Secretary
Mr. Egor Emery
Mr. Paul Bryan, Chairman
Mr. Larry Metz, School Board Representative
Mr. Mark Wells, At-Large Representative
Mr. John Childers, Ex-Officio, Non-Voting Military Representative

**COUNTY REPRESENTATIVES**

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. Erin Hartigan, Assistant County Attorney

**GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Ms. Amye King, AICP, Director, Department of Growth Management
Mr. Brian Sheahan, AICP, Planning Director, Division of Planning & Community Design
Mr. Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Mr. Ian McDonald, AICP, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Block, Senior Planner, Division of Planning & Community Design
Ms. Julianne Thomas, Senior Planner, Division of Planning & Community Design
Ms. Melving Isaac, Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design Division
LAKE COUNTY ZONING BOARD  
JANUARY 7, 2009  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
January 27, 2009  

<table>
<thead>
<tr>
<th>PUBLIC HEARING NO.</th>
<th>PETITIONER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CONSENT AGENDA:**

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

| PH#66-08-5 | Steve Donahue/Lake County/Haines Creek Garage |
| PH#44-08-4 | Catherine Hanson/Leslie Campione, Esq.       |
| PH#58-08-5 | Steven F. Bruce & Vicki L. Sweigart-Bruce    |
| PH#64-08-2 | BFG Lakeshore LTD/Jeffrey B. Fuqua, Manager/Hartle Groves PUD |
| PH#62-08-5 | Harbor Hills Development, LP/Richey & Cooney |
| CUP#08/9/1-5 | Harbor Hills Development, LP/Steven J. Richey, P.A. Harbor Hills RV & Boat Storage Facility |
| PH#56-08-2 | Orange County & City of Orlando/Douglas Pickell, P.E., PB Americas, Inc./Water Conserve II (RIB Site #10) |
| PH#57-08-2 | Orange County & City of Orlando/Douglas Pickell, P.E., PB Americas, Inc./Orange County & City of Orlando (RIB Site #1) |
| CUP#380-1 | Staff-Initiated Revocation Russell R. Van Ness |
| CUP#08/11/3-5 | Tail End Farms, LLC/Paul and Marni Lewis/Tail End Pet Resort & Spa |

<table>
<thead>
<tr>
<th>AGENDA NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>Withdrawal from Agenda</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>9</td>
</tr>
<tr>
<td>10</td>
</tr>
<tr>
<td>11</td>
</tr>
</tbody>
</table>

**REGULAR AGENDA:**

<table>
<thead>
<tr>
<th>PH#51-08-2</th>
<th>Clermont-Falls Creek Development, Magnolia Property Associates LLC, B &amp; L Properties LLC, and Magnolia Point Clermont ll, LLC/Lake County/Magnolia Center</th>
</tr>
</thead>
</table>
OWNER: Steve Donahue
APPLICANT: Lake County
PROJECT NAME: Haines Creek Garage

GENERAL LOCATION: Section 24-T19S-R25E, off CR 473 on Ironwood Ave. Alternate Key No. 2866292

REQUESTED ACTION: The Owner is requesting to amend the Planned Commercial (CP) Ordinance #36-89 to allow an office and accessory storage/utility buildings, including a caretaker’s residence on the property without a greenhouse.

SIZE OF PARCEL: 2.53 acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval with conditions
CASE NO: PH #44-08-4
AGENDA NO: 2
OWNER: Catherine Hanson
APPLICANT: Leslie Campione, Esq.
GENERAL LOCATION: Northwest corner of SR 46 & Paducah Street intersection

REQUESTED ACTION: Rezone 0.55 +/- acres of property from Agriculture (A) to Planned Commercial (CP) to accommodate future office professional development.

SIZE OF PARCEL: 0.55 +/- acres

FUTURE LAND USE: Urban Compact Node (UCN) - Wekiva

STAFF RECOMMENDATION: Approval
CASE NO: PH #51-08-2

AGENDA NO: 3

OWNER: Clermont-Falls Creek Development, Magnolia Property Associates LLC, B&L Properties LLC, and Magnolia Point Clermont I, LLC

APPLICANT: Lake County

PROJECT NAME: Magnolia Center

GENERAL LOCATION: Clermont Area – Located along CR 50 at the southeast side of the intersection of CR 50 and Magnolia Pointe Boulevard (Sec. 25 T22S R 26E). Alternate Key Nos. 3866085, 3859724, 3871969, 1037450, 3860011, 3870740, 3870741, 3870742, 3870737, 3870739, 3870738, 3870736, 3870749, 3870750, 3870745, 3870744, 3870746, 3870747, 3870748, and 3860067

REQUESTED ACTION: The Owners are requesting to amend Ordinance #2006-8 in order to revise the uses allowed within the PUD.

SIZE OF PARCEL: 22.5 Gross Acres

FUTURE LAND USE: Urban Expansion, Community Activity Center, Employment Center

STAFF RECOMMENDATION: Approval
CASE NO: PH#58-08-5 (Withdrawal from Agenda)

AGENDA NO: 4

OWNER: Steven F. Bruce & Vickie L. Sweigart-Bruce

APPLICANT: Steven F. Bruce & Vickie L. Sweigart-Bruce

GENERAL LOCATION: Leesburg area, lying one mile south of County Road 44 on Harbor Shores Road Alternate Key No. 1307180

STAFF RECOMMENDATION: Withdrawal from Agenda
CASE NO: PH #64-08-2

AGENDA NO: 5

OWNER: BFG Lakeshore LTD/Jeffrey B. Fuqua, Manager

APPLICANT: BFG Lakeshore LTD/Jeffrey B. Fuqua, Manager

PROJECT NAME: Hartle Groves PUD

GENERAL LOCATION: Clermont area – SR 50 and Hartle Road. Alternate Key Nos. 3827131, 2545551, 3870703, 3827132

REQUESTED ACTION: Amend Ordinance #2004-4 to establish setback conditions for detached single-family residential dwelling units only and correct scrivener's errors in the legal description.

SIZE OF PARCEL: 69 +/- acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval
CASE NO: PH #62-08-5

AGENDA NO: 6

OWNER: Harbor Hills Development, LP

APPLICANT: Richey & Cooney

GENERAL LOCATION: East Lady Lake area – Property located north of the intersection of Harbor Hills Boulevard and Lake Griffin Rd. Alternate Key No. 1238935

REQUESTED ACTION: The Applicant is requesting to rezone five (5) acres from Rural Residential District (R-1) to Agriculture (A).

SIZE OF PARCEL: 217,800 SF (5 acres)

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval
REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to permit an RV and boat storage facility on approximately five (5) acres to be utilized by the residents of the Harbor Hills Subdivision only.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval
REQUESTED ACTION: Rezone approximately 175.61 acres from Agriculture (A) to Community Facility District (CFD) to accommodate construction of rapid infiltration basins for the Orange County/City of Orlando Water Conserve II project.

SIZE OF PARCEL: 175.61 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval
REQUESTED ACTION: Rezone approximately 1,515.53 acres from Community Facility District (CFD), Urban Residential District (R-6), Agriculture (A) with CUP (#859-3) zoning districts to CFD zoning (in its entirety) and revoke CUP #859-3 for the purpose of constructing Rapid Infiltration Basins (RIBs) for Orange County/City of Orlando Water Conserve II project.

SIZE OF PARCEL: 1,515.53 +/acres

FUTURE LAND USE: Rural and Urban Expansion

STAFF RECOMMENDATION: Approval
CASE NO: CUP #380-1

AGENDA NO: 10

OWNER: Russell R. Van Ness

GENERAL LOCATION: Fruitland Park area – From the intersection of US Hwy 441/27 and Eaglesnest Road, proceed N along US Hwy 441/27 to Temple Hill Rd., east on Temple Hill Road to property lying at the end of the road.

REQUESTED ACTION: Staff-initiated revocation of a CUP in A (Agriculture) due to the permitted use of the site for a travel trailer park was never developed since its approval on September 19, 1972.

SIZE OF PARCEL: 20 +/- acres

STAFF RECOMMENDATION: Approval
REQUESTED ACTION: The Applicant is requesting to renew Conditional Use Permit (CUP#07/8/1-5), which is a CUP in the Agriculture Zoning District to allow for a pet resort & spa (kennel) and associated caretaker’s residence. CUP#07/8/1-5 expired on September 24, 2008 due to no commencement of construction.

SIZE OF PARCEL: 9 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval with conditions